

Reedsburg Plan Commission

April 14, 2020



Mayor Dave Estes called the meeting of the Reedsburg Plan Commission to order at 6:00 PM in Reedsburg City Hall.

Present: Alder Dave Knudsen, Alder Mike Gargano, Greg Finkel

Absent: Dan DeBaets, Steve Zibell

Staff: Brian Duvalle

Approval of Minutes: Motion by Gargano, seconded by Finkel to approve the 3/10/20 meeting minutes.
Motion approved

Consider site plan for Reedsburg Area High School fitness center addition and alterations. – 1100 S Albert Ave; 2100-01010 – Plunkett Raysich Architects, LLP

Architect Steve Kieckhafer stated that the proposed addition would be built on the south side of the current school, where it was originally intended to be expanded. Cardio is planned for the first floor and a multi-purpose room on the second floor. The exterior brick will match the existing and additional glass may be added for more natural light. Superintendent Tom Benson stated that this area would provide additional safety than what they currently have at the school.

Motion by Knudsen, seconded by Gargano to approve the site plan as presented.

Motion approved

Consider recommendation for Planned Development Group permit under Municipal Code Section 690-23 to convert former South School into multi-family apartments and construct new townhouses on the property. – 420 Plum St; Parcel #1640 – Commonwealth Company. If approved, the permit would then have final review by the Reedsburg Common Council on April 27, 2020, 6:00PM.

Kevin McDonnell from Commonwealth stated that:

- They are working with the State to retain historical features (e.g. flooring, windows)
- They do not sell their developments
- They use in-house contractors for much of the carpentry and painting and use local subcontractors
- They have onsite management, storage and community rooms
- They are proposing 1, 2 & 3 bedroom units in the school and 2 & 3 bedroom units in the townhouses

Jon Fuhlbohm asked about rents, which will average about \$670.

Knudsen stated that as the area's alderperson and speaking with residents, he wants to see compatible designs with the neighborhood.

Buzz Wood submitted written comments about parking, taxes, density, rentals and his view.

Linda Silvers asked about rents, property values and management. McDonnell stated that many tenants are workforce personnel and seniors. They will have another property manager along with a second manager at Park Place. Sheridan Silvers stated that he worked with low-income properties and expressed concern about their future condition.

Dennis Murray asked about future tenants and garages. McDonnell stated they do background checks and own about 50 other properties in WI.

Motion by Gargano, seconded by Finkel to recommend approval to Common Council as presented and with the following conditions:

1. Install bike parking;
2. Submit an agreement for common wall maintenance, utilities and building restrictions per § 690-28.2(F);
3. Submit an exterior lighting plan and landscape schedule;
4. Receive approval from Public Works and RUC for utility connections and stormwater;

Motion approved

Motion by Knudsen, seconded by Gargano to adjourn at 6:45 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector